



Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number:
P.C. – 3/17/03 Item – 3j

File Number:
GP03-07-05 and GPT03-07-05

Council District and SNI Area:
7 – N/A

Major Thoroughfares Map Number:
100

Assessor's Parcel Number(s):
Various

Project Manager: David Tymn

GENERAL PLAN REPORT

2003 Spring Hearing

PROJECT DESCRIPTION:

General Plan amendment request to change the Land Use/Transportation Diagram designation from Combined Industrial/Commercial to Light Industrial on 17.2 acres and Heavy Industrial on 21 acres (Communications Hill Planned Community) and an associated text amendment to reflect the proposed land use changes to the Communications Hill Specific Plan.

LOCATION: A triangular shaped area located on the west side of Monterey Road, between the Union Pacific Railroad tracks, Hillsdale Avenue and approximately 600 feet south of Goble Lane.

ACREAGE: 38.2

APPLICANT/OWNER:

City of San Jose/Various property owners

GENERAL PLAN LAND USE / TRANSPORTATION DIAGRAM DESIGNATION:

Existing Designation: Combined Industrial/Commercial (Communications Hill Planned Community)

Proposed Designation: Light Industrial on 17.2 acres, Heavy Industrial on 21 acres (Communications Hill Planned Community)

EXISTING ZONING DISTRICT(S): HI Heavy Industrial, LI Light Industrial, CG General Commercial

SURROUNDING LAND USES AND GENERAL PLAN DESIGNATION(S):

North: Auto services, Raisch aggregate stockpile/asphalt plant, vacant land, various industrial uses on Goble Lane, mobile home park – Heavy Industrial and Medium Density Residential (8-16 DU/AC)(Communications Hill Planned Community)

South: Quarry uses and truck storage, concrete operation– Combined Industrial/Commercial, Industrial Park (Communications Hill Planned Community)

East: Various auto related and commercial uses on the west side of Monterey Road between Umbarger Road and Southside Drive. Various light industrial uses (auto-related uses, self-storage, etc.) and Commercial uses (liquor store, manufactured home sales, motel, etc.) on the east side of Monterey Road – Combined Industrial/Commercial.

West: Quarry – Industrial Park (Communications Hill Planned Community)

ENVIRONMENTAL REVIEW STATUS:

Communications Hill Specific Plan Final EIR, Resolution No. 63624, adopted on April 7, 1992.

PLANNING STAFF RECOMMENDATION:

Light Industrial on 17.2 acres and Heavy Industrial on 21 acres.

Approved by:
Date:

PLANNING COMMISSION RECOMMENDATION:

CITY COUNCIL ACTION:

CITY DEPARTMENT AND PUBLIC AGENCY COMMENTS RECEIVED:

- Department of Public Works (DPW) – The amendment site is located in Flood Zone AO-1 and in a Geologic hazard zone.
- Department of Transportation (DOT) – The subject amendment would not result in long-term traffic impacts.
- The Airport Land Use Commission (ALUC) – No comment.
- Valley Transportation Agency (VTA) – VTA has indicated that they oppose the proposal based on the earlier project description which included a larger area extending south of Hillsdale Avenue, as shown on the public notice. The opposition was due to a planned relocation of the existing Caltrain platform southerly near Capitol Expressway and that transit-oriented development should be considered nearby. Staff has modified the boundaries of the proposed amendment to exclude property south of Hillsdale Avenue, thereby addressing the VTA's concerns.

GENERAL CORRESPONDENCE:

None.

ANALYSIS AND RECOMMENDATIONS:**PROJECT DESCRIPTION**

This is a staff initiated General Plan amendment request to change the Land Use/Transportation Diagram designation from Combined Industrial/Commercial to Light Industrial on 17.2 acres and Heavy Industrial on 21.0 acres on a site located west of Monterey Road, between the Union Pacific tracks, Hillsdale Avenue and approximately 600 feet south of Goble lane, (see exhibit 1). The subject area is characterized by established light and heavy industrial uses that have been in existence in this part of San Jose for many years. The objective of this amendment is to recognize these uses and to preserve this area for industrial uses that are critical to the City's long term economic development.

BACKGROUND

In 1992, the City Council adopted the Communications Hill Specific Plan to create a unified, high-density residential, pedestrian-oriented, urban community with a mix of uses on and around Communications Hill. At the same time, the City Council amended the General Plan to add the Communications Hill Planned Community to incorporate the major features of the Specific Plan directly into the General Plan.

The Communications Hill Specific Plan designates the flatland area in proximity to and along Monterey Road for Heavy Industrial, Light Industrial and Combined Industrial/Commercial uses. The intent of this subarea is to expand the development opportunities without jeopardizing the existing industrial uses.

ANALYSIS

Existing and Surrounding Land Uses

The amendment site is a triangular shaped area, west of Monterey Road, between the Union Pacific Railroad tracks, Hillsdale Avenue and approximately 600 feet south of Goble Lane. The area is zoned predominantly HI Heavy Industrial and LI Light Industrial. Staff has completed a detailed land use survey for the area which confirms the predominance of light and heavy industrial uses in the subject area (see exhibit 2). There is a small area of land zoned CG General Commercial on the frontage of Monterey Road at the southeasterly tip of the amendment area, which houses a used car sales lot. The area is currently developed with a mixture of uses. Light industrial uses include auto repair/body/paint/accessory installation, and outdoor storage. Heavy industrial uses include a quarry operation, trucking companies, wrecking yard and a blacktop/asphalt company. Commercial uses are also present, such as furniture sales, used car sales and motorcycle parts and accessories.

Examples of the surrounding uses are as follows:

- ❖ North – Raisch asphalt/quarry, auto-related uses (i.e., repair and body shop), various industrial uses on Goble Lane, and a 54-unit mobile home park.
- ❖ East – Auto-related uses (i.e., repair and body shop), commercial uses such as furniture and boat sales on the west side of Monterey Road. Various commercial and auto related uses, self-storage, etc. on the east side of Monterey Road.
- ❖ South – Quarry uses, truck storage, concrete plant.
- ❖ West – Union Pacific Railroad tracks, vacant land and asphalt manufacturing/quarry.

The proposed amendment site is part of a larger intact industrial area, approximately 375 acres in size. It is located on both sides of Monterey Road, extending generally from Umbarger Road to Capitol Expressway. This area is made up of predominantly industrial and industrial-oriented commercial uses. These uses include heavy and light manufacturing, warehouse, auto-related uses, quarry operations, concrete and asphalt facilities, and other industrial-oriented commercial/retail uses. All the uses that surround the subject site are generally in conformance with the respective existing industrial zoning districts (HI Heavy Industrial, LI Light Industrial, and IP Industrial Park)(see exhibit 3).

Land Use Compatibility

The proposed designations of Light Industrial and Heavy Industrial would be compatible with the existing and planned land uses in the immediate area. Typical uses of the Light Industrial designation include warehousing, wholesale, auto-related uses and light manufacturing. Typical uses associated with the proposed Heavy Industrial designation are those which generate nuisance or hazardous

characteristics which for reasons of health, safety, environmental effects, or welfare are best segregated from other non-industrial uses. The Communications Hill Specific Plan envisions the flat area in proximity to and along Monterey Road for primarily industrial and commercial-oriented industrial uses. Therefore, the proposed amendment is consistent with the Communications Hill Specific Plan.

There are currently two pending General Plan amendments in the vicinity of the site, which are reflective of the pressure to convert industrial land to other uses. Approximately 600 feet northerly of the subject site is a pending General Plan amendment for the “Goble Lane” site (GP02-07-04), proposing to change a 33-acre site from Combined Industrial/Commercial, Heavy Industrial, and Single-Family Detached & Attached (8-16 DU/AC) (Communications Hill Planned Residential Community) to High Density Residential (25-50 DU/AC) (Communications Hill Planned Community). If approved, the Goble Lane amendment could accommodate up to 1,421 residential units.

GP03-07-04 is proposing to change the Land Use/Transportation Diagram designation from Combined Industrial/Commercial to High Density Residential (25-50 Dwelling Units per Acre) for a J-shaped property located generally at the south side of Umbarger Road and the east side of Monterey Road on a 2.35-acre site. If approved, this amendment could accommodate up to 120 dwelling units.

Policy Consistency

Consistency with the General Plan

The *San Jose 2020 General Plan* is the adopted statement of goals and policies for the future character and quality of development in the community as a whole. The proposed redesignation of this area to Light Industrial on 17.2 acres and Heavy Industrial on 21 acres is consistent with the General Plan Economic Development Major Strategy which seeks to maximize the economic potential of the City’s land resources and employment opportunities.

The continuing conversion of lands planned for light industrial and heavy industrial uses has been consistently identified as an issue for the long-term viability of the City’s economic development. Since 1995 just over 250 acres have been converted from light and heavy industrial to non-industrial uses, a 10% reduction.

The subject amendment would increase the inventory of Light Industrial and Heavy Industrial designated land by approximately 38.2 acres; thereby strengthening the land base for industrial suppliers and services. Industrial suppliers and services support other businesses and contribute to a diverse economy in San Jose.

The General Plan Industrial Land Use Goals and Policies encourage the development of industrial land to provide sufficient opportunities for job growth and for expansion of the City’s tax base. Reserving some areas exclusively for industrial uses maintains the desirability of those locations for potential future industrial users. The amendment site is part of the Monterey Corridor and nearby Monterey Corridor Redevelopment Project Area which is located north of the County Fairgrounds. The subject amendment would be consistent with Industrial Land Use Policy #9, which encourages industrial supplier/service business retention and expansion in appropriate areas of the City (e.g., Monterey Corridor). The amendment is also consistent with Industrial Land Use Policy #15, which states that exclusively industrial areas should be reserved for industrial uses.

The subject amendment is consistent with General Plan Economic Development Policy #1 in that approving the proposed amendment would further the City's efforts to enhance its economic development goals and increase employment opportunities for San Jose citizens by attracting businesses and industries which are particularly suited to the area. The proposed amendment is also consistent with Economic Development Policy #7 that encourages a mix of land uses in appropriate locations which contribute to a balanced economic base, including industrial suppliers and services, commercial support services, "green industries" as well as high technology manufacturers and other related industries.

Consistency with the Communications Hill Specific Plan

For the area east of the railroad tracks, the intent of the Communications Hill Specific Plan is to provide development opportunities that support the long-term industrial uses in the area. The proposed General Plan amendment would be consistent with the intent of the Specific Plan for the subject site and surrounding properties.

Future development of the area would need to conform to the design standards outlined within the Communications Hill Specific Plan and the Industrial Design Guidelines to ensure that new development provides the appropriate improvements and streetscape design. Many of the existing uses in this area pre-date these standards and would be expected to upgrade the appearance of the buildings, screen outdoor activities, add landscaping, improve the streetscape, and add street improvements as each property is expanded or is redeveloped.

Future General Plan Amendments

As stated previously, the proposed amendment site is part of a larger intact industrial area, approximately 375 acres in size. This area is located on both sides of Monterey Road, extending generally from Umbarger Road to Capitol Expressway and is part of the even larger Monterey Corridor located north of the County Fairgrounds. Staff is anticipating initiating a similar amendment for the existing industrial uses on the east side of Monterey Road from Umbarger Road to Capitol Expressway in the near future. The overall goal of the amendment would be to strengthen the land base for industrial suppliers and services that are already stable and established uses in the Monterey Corridor and to respond to increased pressure to convert these established industrial lands to residential development.

PUBLIC OUTREACH

The property owners within the project boundaries and/or property owners within a 1000-foot radius were sent a newsletter regarding the two community meetings that were held on February 24th and 26th, 2003. They also received a hearing notice of the public hearings to be held on the subject amendment before the Planning Commission in March and City Council in April. In addition, the Department's web-site contains information regarding the General Plan process, amendments, staff reports, and hearing schedule. This site is used by the community to keep informed with the status of the amendments.

No comments were received by staff at the community meetings or in other communications.

RECOMMENDATION

Staff recommends a change from Combined Industrial/Commercial to Light Industrial on 17.2 acres and Heavy Industrial on 21 acres as proposed (see exhibit 1).

Attachments

\\PBCE002\GP_Team\2003 Annual Review\Staff Reports\Fall Review\GP03-07-05 GPT03-07-05_spring.sr.doc